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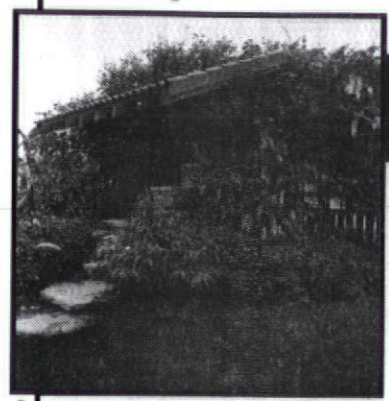
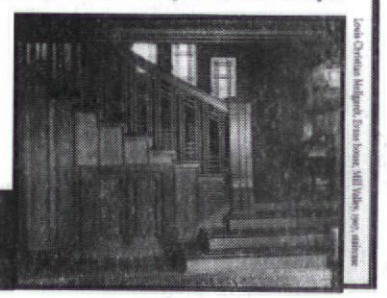


ROBERT WINTER, Editor

Toward a Simpler Way of Life

The Arts and Crafts Architects of California

Familiar architects such as Bernard Maybeck, Charles and Henry Greene, John Galen Howard, and Julia Morgan are here, but so too are less well-known names who were a vibrant part of the Arts and Crafts Movement. The book also looks at the builders, contractors, and craftsmen whose skills contributed to the lasting impact of the Movement. Superb illustrations provide examples of the "simple living and high thinking" of the Craftsman style, an esthetic that continues to influence architecture today.



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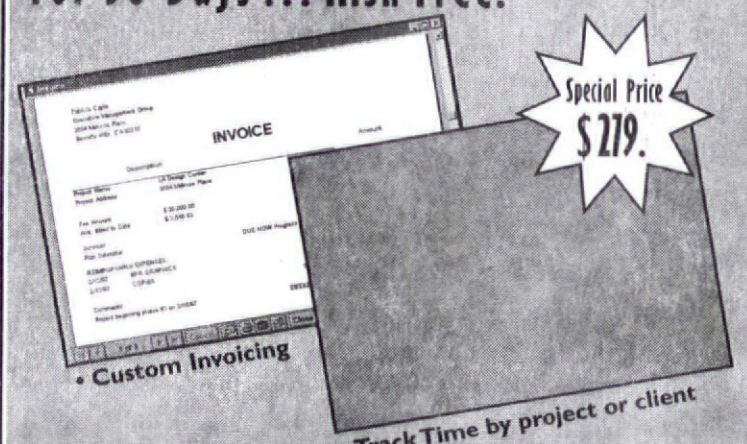

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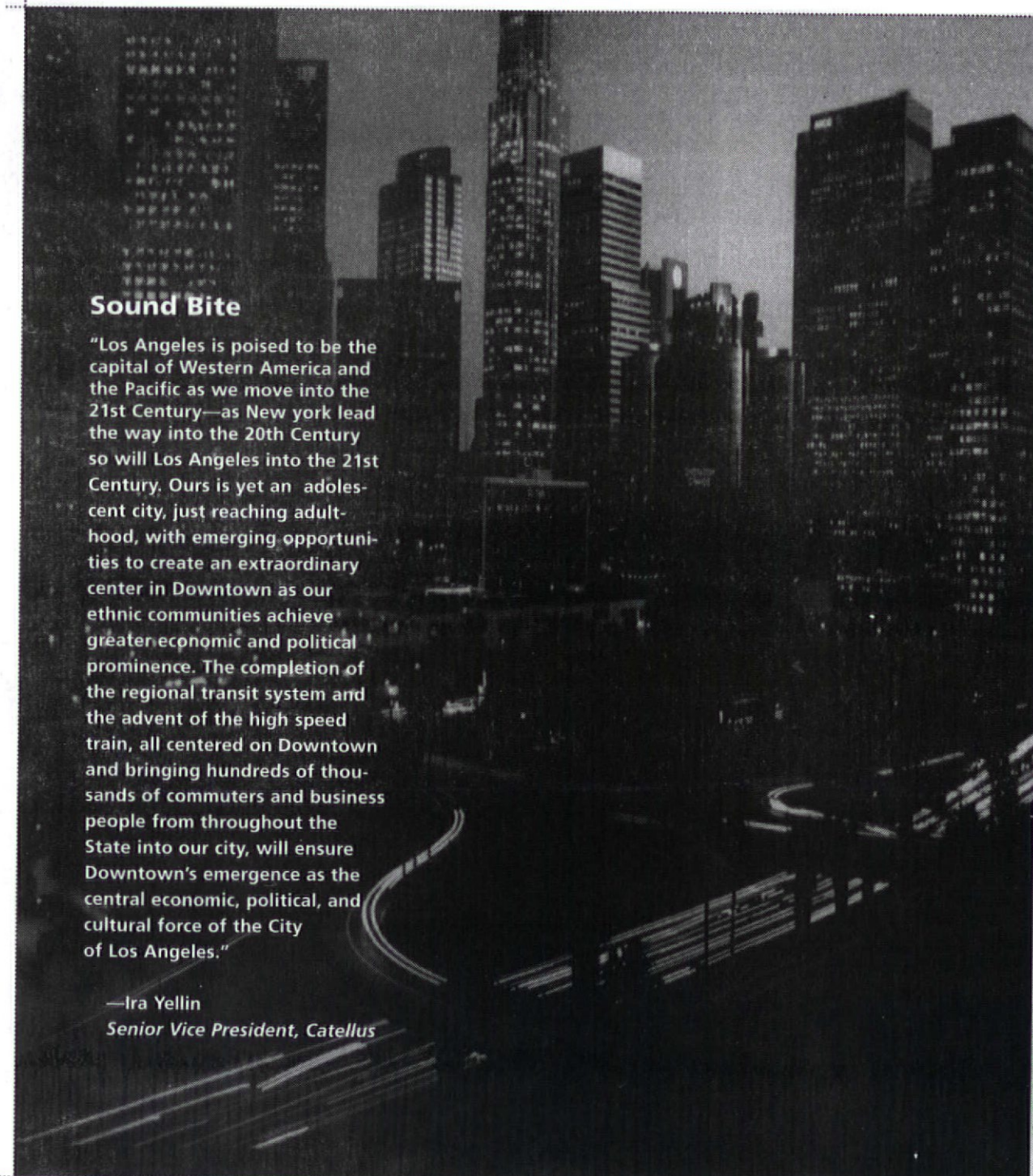

Sound Bite

"Los Angeles is poised to be the capital of Western America and the Pacific as we move into the 21st Century—as New york lead the way into the 20th Century so will Los Angeles into the 21st Century. Ours is yet an adolescent city, just reaching adulthood, with emerging opportunities to create an extraordinary center in Downtown as our ethnic communities achieve greater economic and political prominence. The completion of the regional transit system and the advent of the high speed train, all centered on Downtown and bringing hundreds of thousands of commuters and business people from throughout the State into our city, will ensure Downtown's emergence as the central economic, political, and cultural force of the City of Los Angeles."

—Ira Yellin
Senior Vice President, Catellus

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Coming in the June/July Issue:
Interior Architecture & Design Awards

Left: Downtown Los Angeles Skyline courtesy of the Community Redevelopment Agency of Los Angeles. Photography by Chris Morland

Message from the President

Downtown Los Angeles is experiencing the beginnings of a true renaissance and is poised to reclaim its stature as one of the significant urban centers of America. The region's public transportation network and capability is undergoing major renewal and expansion with Downtown as its nexus. This important system of rapid transit arteries will stretch out into the Southlandís heart, and link Downtown with other civic, commercial, and residential hubs. Synchronically, vibrant plans are underway for broad, dramatic revitalization of the Downtown Center. With the advent of these efforts, the coming millennium will prove to have unprecedented economic, public, and private impact throughout the region.

I, along with a growing body of colleagues, envision Downtown becoming a significantly more dynamic and rich environment than ever before achieved for business, employment, culture, sports, entertainment, tourism, and residential life. Underpinning the vision, and making it a reality, are developments currently underway and superstructure now unfolding through a myriad of plans and proposals generating from the private and public sectors. At the forefront of these are a number of exciting new offerings: sports enthusiasts are looking forward to the sports/entertainment arena slated for the Convention Center area, and the possibility of an NFL football stadium site nearby. The replacement of the Cathedral of St. Vibiana will provide Los Angeles with a truly world-class new cathedral. Other civic and commercial developments include the Belmont Learning Complex, the new Metropolitan Water District headquarters at Union Station, and the restoration of the famed Broadway Department Store. Los Angeles' cultural hub will be further enhanced by the Colburn School of Performing Arts adjacent to the Museum of Contemporary Art, the new building for Japanese American National Museum in Little Tokyo, and the Walt Disney Concert Hall. The Alameda Corridor linking Downtown with the Ports of Long Beach and Los Angeles, and the expansion of the Los Angeles Metro Rail system to the east, west, and north to Pasadena and beyond, provide the transit infrastructure vital to all development.

Each of these landmark developments, so visible to the outside world, is augmented by the inner city landscape of smaller developments and streetscapes, forming a fabric which knits together the larger developments and the distinct, inner city neighborhoods. Project's like Angel's Walk represent a strategy of linkage which reinforces the inner city grid by creating pedestrian paths and promenades that will connect housing to shops, museums, theaters and the workplace. The proposed connections will form a crucial tie between the diverse Downtown neighborhoods and provide a reuniting force for the city for all who work, visit and live in it.

Additional opportunities for contributing toward a more vibrant inner city are proposals in planning and development for new housing through the adaptive reuse of a variety of aging, but elegant and architecturally classic, vacant office and commercial buildings which have been rendered obsolete by the over supply of today's office spaces. The current trend toward alternative officing is also contributing in part to this disuse. A successful move occurring in many cities across the country is the conversion of these architectural obsoletes into apartments and lofts in a mixed-use retail manner. A similar movement is gaining momentum within the boundaries of Downtown—it will bring a twenty-four-hour-a-day vitality to our inner city.

Downtown's future is bright. This issue of *LA Architect* will help provide you with the same sense of excitement in the unprecedented opportunities for Downtown's revitalization that I have, through its discussion of issues and developments driving the vision. I urge everyone to take a walk around Downtown, especially if you haven't done so lately. A good start is to follow the route laid out for the Angels' Walk LA which can be obtained by contacting the MTA. You will see for yourself how the whole fabric can come together to make Los Angeles an even better place to live.—**Ted T. Tanaka, FAIA**

Chapter News

Members Advance to Fellowship Status

Advancement to fellowship is one of the highest honors the American Institute of Architects can bestow upon a member. elevation to fellowship not only recognizes the achievement of the architect as an individual, but also elevates before the public a model architect who has made a significant contribution to architecture and society.

Eight members of the Los Angeles Chapter have been honored with the status of Fellow. They are:

James J. Amis, FAIA
Michael L. Bobrow, FAIA
Frank Dimster, FAIA
Michael Hricak, FAIA
Brenda A. Levin, FAIA
Charles W. Oakley, FAIA
Michael Rotondi, FAIA
John A. Ruble, FAIA

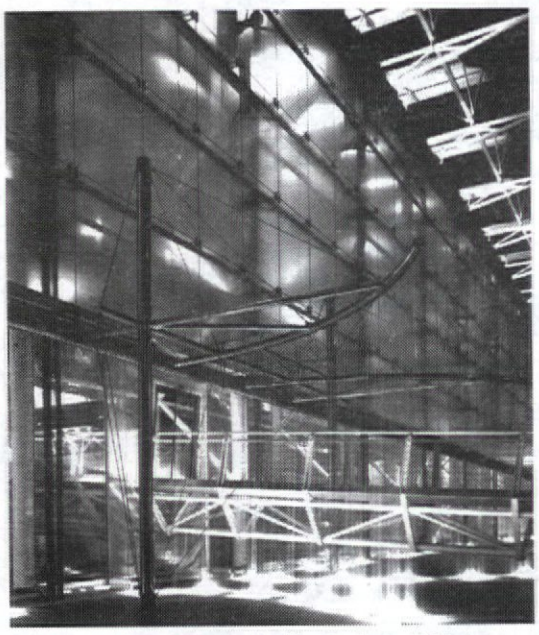
Fellowship is granted to architects who have shown distinction in fulfilling the *Objects of the Institute.* Those objects (categories) and the means of their fulfillment by notable and outstanding achievement are as follows:

1. To promote the aesthetic, scientific, and practical efficiency of the profession.
2. To advance the science and art of planning and building by advancing the standards of architectural education, training and practice.
3. To coordinate the building industry and the profession of architecture.
4. To ensure the advancement of the living standards of people through their improved environment.
5. To make the profession of ever-increasing service to society.

The Los Angeles Chapter Nominating Committee is presently soliciting letters of consideration for fellowship from the Chapter membership. A letter of consideration to the Committee should identify the principle category for the consideration and verification of 10 consecutive years membership in he American Institute of Architects. Send letters to the Chapter office, Attn: Nominating Committee.

—**Edward R. Niles, FAIA**
Chair of the AIA/LA Nominating Committee

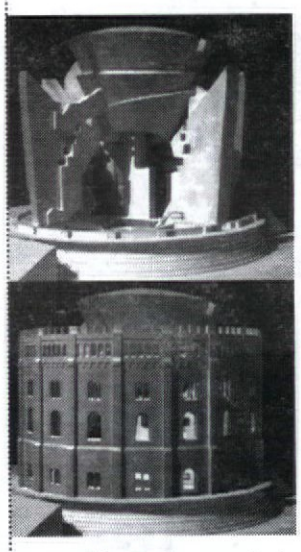
AIA/LA Presents:



British Pavilion, Expo 92, Seville, Spain by Nicholas Grimshaw & Partners, Ltd. Grimshaw is keynote speaker for the Master's of Architecture Lecture Series, April 17 at LACMA. Photo: Jo Reid & John Peck

● The **Masters of Architecture Lecture Series** wraps up its Spring program with two outstanding final presentations. British architect, **Nicholas T. Grimshaw CBE, RA, Hon DLitt, AA Dip (Hons), FCSD, Hon FAIA, RIBA, Hon BDA** will speak on the topic, *"Mankind, Materials and Masterpieces,"* **April 17**. Grimshaw, principal of Nicholas Grimshaw & Partners Limited in London and Berlin, has established an international reputation in the fields of architecture, planning and industrial design. He has won no less than 70 awards for architecture including the 1994 Building of the Year Award from the Royal Institute of British Architects and the Mies Van Der Rohe Pavilion Award for European Architecture. Current projects include the new Berlin Stock Exchange and Communications Centre, a new headquarters building for Orange Telephones in Darlington, and major airport projects at Manchester and Heathrow. The firm has recently won international competitions for a railway terminus for the high speed railway system in Korea and for the development of Zurich Airport.

Calendar Highlights



Top and Bottom: Computer renderings of Gasometer D-1 project by Eric Owen Moss Architects—an adaptive reuse housing project in Vienna sited in an abandoned gas storage tank. The images are: Interior view residential cut-away (top); View of renovated masonry exterior. Moss is featured in the Master's of Architecture Lecture Series, May 8, at LACMA.

The **Series** concludes with a presentation by Los Angeles' own **Eric Owen Moss, FAIA** on Thursday, **May 8**. Moss is known locally for his transformation of Culver City's warehouse district, however his work includes projects throughout the world including Vienna, Austria; Tours, France; Havana Cuba, Port of Monaco.... Moss is the recipient of 30 design awards from *Progressive Architecture* and the American Institute of Architects, and has several monographs of his work including the most recent, "The Box" by Princeton Architectural Press, "The New City: 10 Years in LA/Culver City" by Academy Editions and "Gnostic Architecture" by Monacelli Press.

Both lectures begin at 6:30pm, at LACMA's Bing Theater. Advanced tickets may be purchased through the LACMA ticket office, or by calling (213) 857-6010. Prices are $12 for the public, $10 for AIA and museum members, $5 for students with ID. USC students are admitted free.

● The first in a series of **Job Opportunity Presentations** sponsored by the Chapter will take place **April 23** at the Pacific Design Center focusing on current projects and openings within the **Los Angeles City Department of Public Works.** Poggenpohl (G884) will host a reception at 6:00 pm, followed by the presentation by **William Holland, AIA**, City Architect in the Blue Conference Room (B25) at 7:00 pm. This series is designed to help members find out about upcoming projects, job leads, RFP's and important contacts for a variety of city projects.

The series' second program, **June 18**, will focus on **Job Opportunities with LAX.** Both presentations are free and open to all. RSVP to the Chapter office at (310) 785-1809.

● The AIA/LA and **Mike Gibbens** are teaming up to present a timely lecture and most current **ADA Requirements Seminar**. Learn what it really takes to get your projects approved; where state and federal laws do not coincide, and how to cover yourself and your projects against violation.

Mike Gibbens, member of the California State Access Board, has written eight books and given more than 100 seminars on the subject in 15 states. His seminars are considered to be one of the leading educational source for learning the correct interpretation and application of disabled accessibility compliance in the country!

The seminar takes place **Tuesday, April 29,** (8:00 am – 4:30 pm) at the PDC Blue Conference Room. It provides **12 AIA CEU/LU's** and **fulfills all Health, Safety and Welfare** requirements for the year!

Cost is $105 for AIA members, $125 for non-members. This event sold out last year, so early reservations are strongly encouraged. RSVP to (310) 785-1809.

● The AIA/LA will host a **Student/Associates Interview & Resume Skills Workshop, May 21** (6:30-9:00 pm)at the Chapter office. This in an opportunity to learn important job search techniques, resume writing skills, interviewing tips and guidelines for creating a great portfolio. Break out sessions will include resume and portfolio critiques, as well as mock interviews.

This workshop is free and open to all Associates and students of local architecture schools. RSVP to the Chapter office at (310) 785-1809 ●

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For additional information regarding AIA/LA calendar events, call (310) 785-1809.

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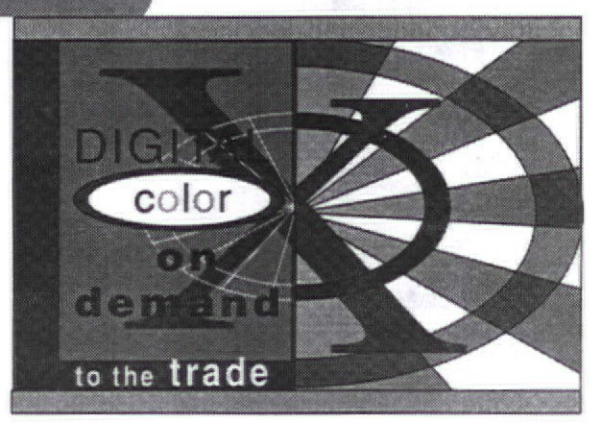

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Editorial Calendar 1997:

June/July
Interior Architecture & Design Awards

August/September
Young Firms/ New Work

October
Second Annual Entertainment Architecture Issue

November
Residential Work

December
Design Awards/Next LA

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Classifieds

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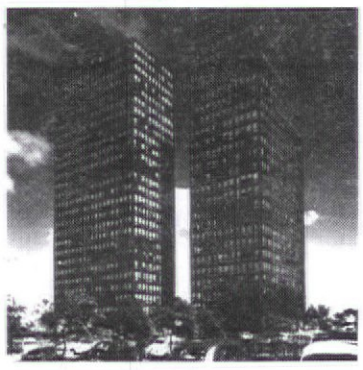
Events Around Town

● **Los Angeles County Museum of Art:** *"Exiles and Emigrés: The Flight of European Artists from Hitler.* An exhibition featuring the work artists and architects who fled Europe. The exhibition space was designed by Frank Gehry. Thru May 11. (Photo: Chicago Hist. Soc.)



● *"Exiles and Emigrés in Modernist Architecture"* The Society of Architectural Historians, Southern California Chapter (SAH/SCC), in conjunction with LACMA, is sponsoring a two-day tour celebrating the work of emigré architects *J.R. Davidson, Paul Laszlo, Richard Neutra, Jock Detlof Peters and R.M. Schindler.* The tours take place over two Saturdays, May 3 & 10 on the Westside and in the Silverlake area. The cost is $55 each day, $45 for SAH/SCC members. Two day pass is available. Call (800) 9-SAH/SCC.

● **Museum of Contemporary Art, Los Angeles:** *"Walt Disney Concert Hall: A Celebration of Music and Architecture"* An exhibition of models and sketches presenting architect Frank Gehry's controversial design for the L. A. Philharmonic. Thru April 27 on the Sculpture Plaza at MOCA.

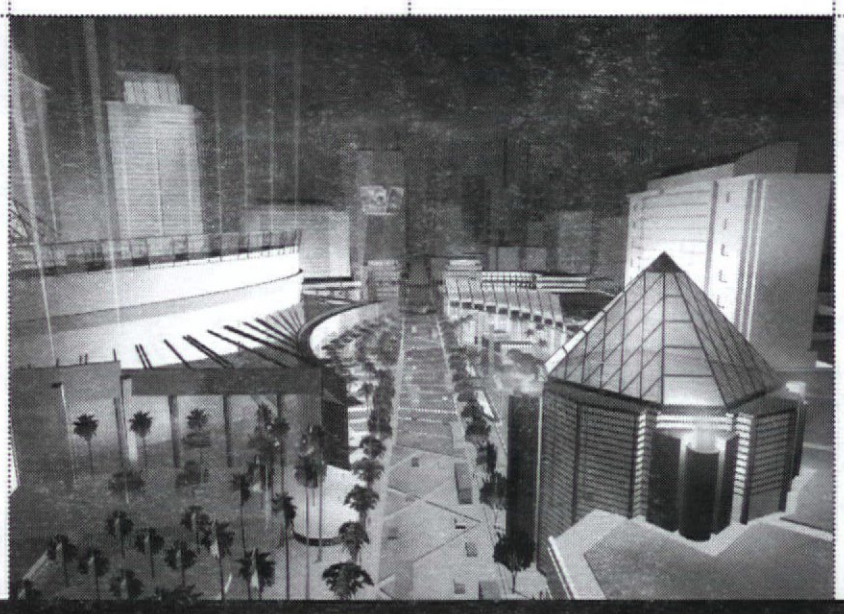
● **J. Paul Getty Trust, Public Programs:** *"L.A. Culture Net: Connecting Community"* Christine Boyer, Dept. of Architecture, Princeton University and Marcos Novak, Dept. of Architecture, UCLA, discuss the ways in which technology transforms human thoughts, experiences, etc. May 12 at 7:00 pm at Korn Convocation Hall, John E. Anderson Graduate School of Management, UCLA.

● **Los Angeles Forum for Architecture and Urban Design:** Spring Lecture Series begins Tuesday, April 15, with "Architecture/Interior Design: The Design Divorce?" All three spring lectures take place at 7:oo pm at the Schindler House. For information, call (213) 852-7145.

● **UCLA Extention:** *"Architecture, Art and Public Policy; How Much of the Public Landscape is Really Public?"* A 3-hour seminar led by Greg Albright focusing on copyright and other legal issues of interest to architects. April 26. Call (310) 473-1284. ●

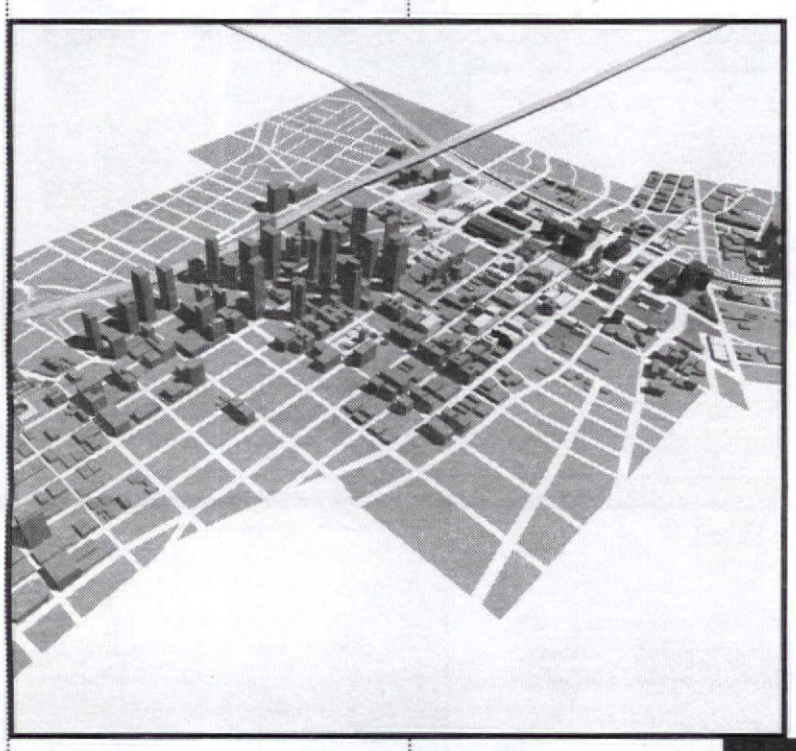
Right: Los Angeles Arena looking north on Figueroa. Middle: Aerial view of Los Angeles Arena. Left: "Virtual Downtown" Lower right (page 4): Rendering of City Hall by Carlos Deniz. Images courtesy of Albert C. Martin & Assoc.

Disney Concert Hall photo courtesy of Hill & Knowlton.



Los Angeles Area Master Plan Vision

by Richard Thompson, AICP



Unlike the Forum in Inglewood, which is surrounded by a vast parking lot, Los Angeles' proposed new Sports Arena is being planned as an integral part of a larger, regional entertainment complex in the heart of downtown and adjacent to the Los Angeles Convention Center. This vision plan, prepared by Albert C. Martin & Associates for Majestic Realty, envisions the creation of a regional destination oriented towards sports and entertainment. Given the importance of this project, both partners of the organization will be involved. David C. Martin, Design Partner, will be involved with the master planning effort, while Christopher C. Martin, Managing Partner, will shepherd the plan through the political process.

In preparing this digital vision of possibilities for development of the 35 acres surrounding the Los Angeles Convention Center, three planning principles were paramount: first, create a "sense of place," a destination that will be exciting and draw people to it not just from the downtown, but the entire Los Angeles basin; second, the development and all of its components must be linked to its surroundings, open in its orientation, not closed or internal; and finally, the entire project must capitalize on its scale and potential to act as a catalyst, a force to stimulate other development in the surrounding neighborhoods.

One component of the proposed plan is a major convention center hotel, broken into three separate towers, and placed on a podium housing meeting rooms, convention halls, restaurants and other functions associated with a convention center-type hotel. Another is an entertainment complex containing multiplex cinemas, virtual reality theaters and specialty entertainment components such as IMAX. Specialty retail stores, such as Virgin Records, Disney Store or Nike Town, as well as themed restaurants, such as Planet Hollywood, Hard Rock Cafe or Eats would be located in the complex. Parking for both the Arena and the proposed Entertainment and Hotel Complex are provided for in major parking structures adjacent to the freeway and underneath the Entertainment Complex.

The Convention Center Hotel and related functions have been positioned as far north as possible on the blocks between Olympic Blvd. and Eleventh St. Placing the hotel at this location provides opportunities to enhance the link to other portions of downtown where hotels, restaurants and other related facilities could be tied together along an improved Figueroa Street. From the Convention Center Hotel, a pedestrian link is provided directly to the Convention Center, linking with the second level pedestrian corridors, connecting the various exhibit halls within the Convention Center. The Convention Center Hotel and its ancillary functions serve to mark the north gateway at Olympic and Figueroa into the Convention Center, Sports Arena and the Entertainment Complex. A major above-grade parking structure, providing parking for both the Arena and the Convention Center Hotel, is positioned adjacent to the freeway, providing easy access to the region from nearby on and off ramps.

The "Urban Entertainment Center" is located on the east side of Figueroa, directly opposite the new Arena and is envisioned as a "theme-based village" using the entertainment industry to capture both the imagination of tourists to the city and local residents alike. Defined by a major plaza that echoes the shape of the Arena, this space would provide outdoor gathering space, including an amphitheater, small shops and other kiosks, creating a festive atmosphere, all visible and accessible to passers-by on Figueroa. A three-story arcade, with exterior video screens and programmed light shows ring the top of the building to animate both the plaza and entire neighborhood with images of events at the Arena, current films or Hollywood news. Visible from the freeway, this animated billboard would serve as a signage device for the overall complex, including the Arena. From this central plaza, a series of escalators would lead to the theaters, specialty retail, restaurants and shops contained in the complex. At the southern end of the Entertainment Center would be a new museum dedicated to sports and entertainment, planned as a secondary regional destination in and of itself.

Critical to the success of this project will be its ability to act catalytically in stimulating other development action and how well it is linked to the surrounding neighborhoods. By orienting the complex outwardly, as opposed to internally, and by using major boulevards, such as Figueroa and Flower as linking devices for pedestrian circulation, to the heart of downtown Los Angeles to the north and USC/Coliseum Complex to the south, people will be encouraged to walk those few extra blocks, thereby enlivening the street and encouraging small scale infill development. To provide access and openness to the areas to the east, a major opening in the central plaza links to Flower Street and provides easy access to the Light Rail Station on Flower and future revitalization and development to the east.

A key goal will be to create a live / work / leisure environment which extends the use of the community, streets and public spaces beyond an eight hour day mind-set. Smaller scale revitalization, such as small restaurant renovations, smaller scale urban residential/retail projects, the conversion of older buildings to retail or even live / work / lofts will be fostered as a result of increased activity in and around the new Arena and Entertainment Complex. By designing a plan which is open to the community, making good connections and integrating the project with the neighborhood, the Los Angeles Arena will encourage new development as well insure its own success.

—Richard Thompson, AICP,
Albert C. Martin & Associates

Downtown Events

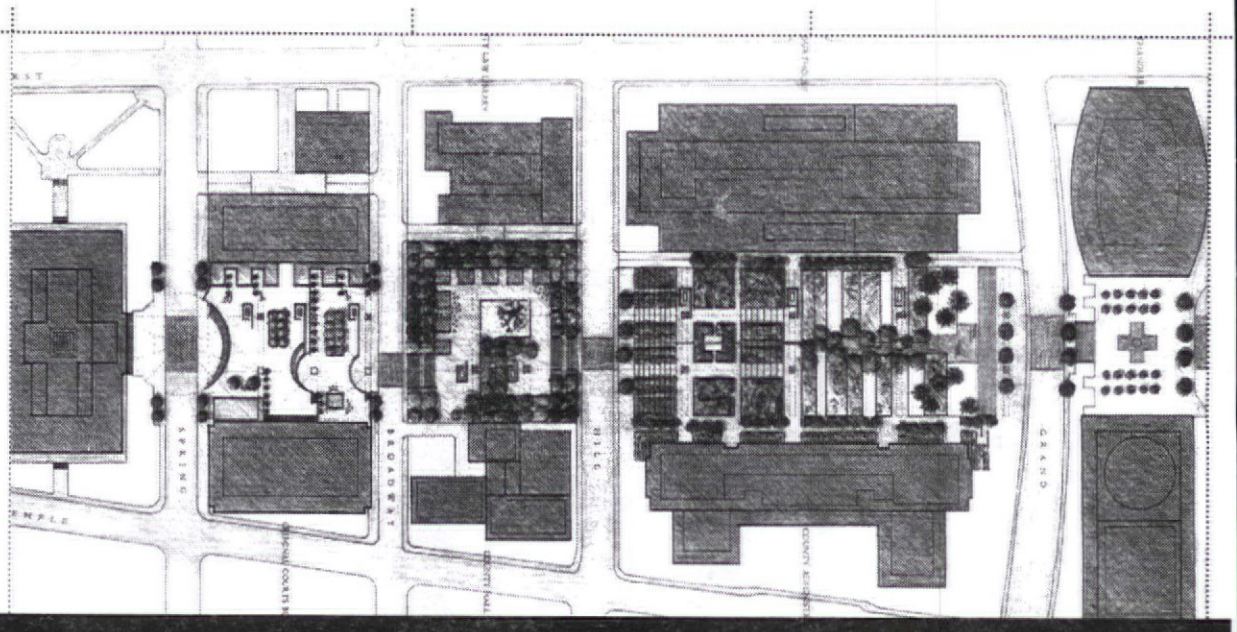
Disney Concert Hall Symposium
Six panelists from the architecture and music communities: Doug Suisman, Nicholas Goldsboro, Aleks Istanbullu, Morris Newman, Nicholai Ouroussoff, Ernest Fleishcmann will discuss the impact of the Concert Hall on the Downtown landscape. Andrea Van de Kamp, Music Center Board Chair, will moderate. Thursday, April 17, 6:30 pm, at MOCA. For ticket information, call (800) 9-SAH/SCC. ●

Sound Bite

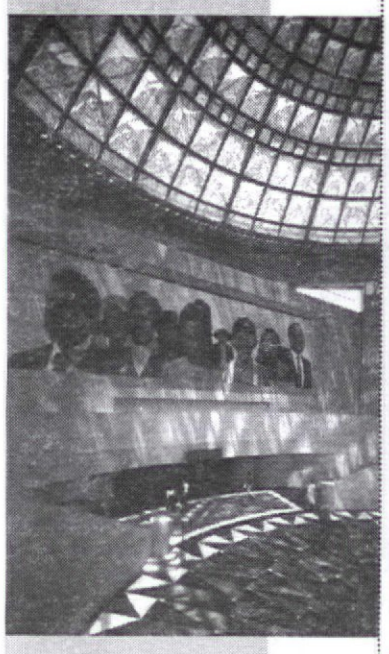
"Throughout time, healthy cities have undergone a variety of transitions as they respond to such diverse influences as economic swings, population influxes, and technological advances. Such changes, made with respect for the patrimony of the city's fabric, often result in an exciting multivalent environment, enriched by the heterogeneity of people and places. Our "metro" now under construction may be just such an influence, capable of redefining our urban existence as was the case in the late nineteenth century when the London tube and Paris metro gave new meaning and potential for their city centers. As a respectful gift to the future, the strategic downtown locations of the metro stations in Los Angeles have the potential to redefine densities and accentuate the activities of their physical environs. Such changes can transform the downtown into a city center, vibrant in its contrasts of uses, humanist in its pedestrian orientation, and proud of its cultural diversity."

● **Robert Timme, FAIA**
Dean, School of Architecture, University of Southern California

A recent competition entry by Pamela Burton & Company, Landscape Architecture, examines the design of the Civic Center Mall stretching from the Dorothy Chandler Pavilion/Ahmanson Theater complex to City Hall. Each of the three blocks of landscaped open space is designed around a concept of Justice. The Garden of the Laws of Nature, located near the Department of Water and Power, traces the path of water from a High Sierra source to irrigated lowlands, the Courtyard of the Laws of nations is described by a spiralling allee of dissimilar trees brought in pairs from the nations of six continents, and the Plaza of the Laws of Citizens is terraced to form outdoor gathering and speaking areas adjacent to City Hall.



Sound Bite



"Downtown Los Angeles is the region's largest employment center and the pump that primes its economic engine. Nearly one million people in the greater Los Angeles area depend on Downtown businesses and industries for their livelihood. Sustaining and expanding Downtown is a key element of CRA proposals which create jobs, foster local investments, enhance industrial vitality, and, by doing so relieve development pressures in outlying communities that encroach upon the quality of life in Los Angles neighborhoods. The astounding growth of Downtown in the past 20 years, with its landmark buildings, public spaces and signature skyline, paves the way to a renewed economic vigor that rebounds with the advent of a world ciass sports arena, Disney Concert hall, Our Lady of the Angeles Cathedral, a residential base of downtown living, a revitalized Figueroa corridor and a reinvigorated historic district. We must strive to make sure that Downtown keeps getting better, for the benefit of all Los Angeles. It's an opportunity we can't afford to miss."

● **John E. Molloy, Administrator Community Redevelopment Agency of the City of Los Angeles (CRA)**

Above: Interior photo of MTA Headquarters, Union Station, courtesy of Catellus.

Left: View of Downtown area west of the Harbor Freeway. Photo: Charles Cordero, AIA.

Downtown Growth

New Tools for the Architect

by Dennis Bowman, PAL

Sophisticated tools of statistical analysis, combined with renewed excitement and vigor, the architectural community could change the density of Downtown Los Angeles. Your enthusiasm and the influence you have with your clients, may be one of the keys for the transformation of Downtown.

The national economy continues to perform well, maintaining moderate growth of real GDP around 2.2%. Unemployment is low at 5.4%, while prices and wages remain stable. Southern California is steadily recovering from the recession with continued strong growth in technology, tourism, international trade and the booming entertainment industry to provide the economic engine. The entertainment industry accounted for only 3.5% of the jobs, but the industry has provided 33% of the job growth over the last two years.

The Downtown Los Angeles office market is comprised of 54 Class "A" and "B" office buildings totaling thirty million square feet which makes up more than 20% of the total office base in the county. The market has experienced the impact of the recession resulting in corporate downsizing trends as well as major mergers/acquisitions in the banking industry. However, the last two quarters of 1996 showed positive signs as the vacancy rate decreased nearly 2% and the net absorption measured in at more than 800,000 sq. ft. while the steady reduction of available space is expected to continue. The top fifteen premiere buildings experienced a vacancy factor of 30% three years ago with twenty-nine tenant opportunities for 75,000 contiguous sq. ft. available as compared to less than a 15% vacancy factor and only one opportunity for a large tenant in the current market. Twenty-one Class "C" properties totaling an additional one and a half million square feet have little or no activity and a vacancy rate of over 30%. Properties east of Olive have no activity from major office users and are considered to be in another community.

Leasing rate and net absorption are the benchmarks for future refurbishment and project development. Many of the surrounding communities have seen recent growth and investment. These indicators point towards downtown to be the next investment area. The current Downtown effective lease rates are $1.00 – $1.25 per sq. ft., "as is" with no concessions. All tenant improvements are being amortized over the lease period. We are forecasting sizable rent increases. In comparison, Glendale leads asking monthly lease rates at $2.02 with West Los Angeles at $1.97. Ventura, South Bay, Hollywood-Wilshire Corridor, San Fernando Valley are in the $1.39 – $1.45 range and San Gabriel Valley and the Inland Empire West are $1.23 and $1.29 respectively.

Rents and sales prices inched upward as Institutional investors returned to the market in greater fore, looking for a diminishing supply of Class "A" investment opportunities. The purchase of buildings are the immediate move for investors and developers looking at every property in the "A" and "B" Class. The renovation of these buildings is eminent and activity is expected to intensify in the coming year. There has been one major building sale and one more sale to be completed in the next few weeks sowing the presence of investment capital in the market. The activity for the majority of the "B" and "C" Class buildings is not expected to commence for the next three to five years while numerous other Downtown buildings have severe ADA issues, hazardous materials, sprinkler, zoning and parking problems in addition to poor property condition.

Extremely sophisticated national economic and econometric tools have ben developed for major investors,d developers and the financial communities to garner market knowledge for better planning and more informed decision-making. these econometric,a s well as accurate up-to-date building data, provide a comprehensive analysis of a single office market and can provide and identify important turning points in the market. Examples of this data would include uncovering and selecting information to define a geographic area which meets particular investment criteria, or recent employment history for the market which is very helpful in identifying the fastest growing market sectors. Additional analysis such as "flight to quality" (tenants moving from Class "B" & "C" space to Class "A" space), mapping, demographics, cross-market comparisons, historic market data, national and local market comparison, all lead to a multi-faceted forecasting for the individual market. Finally, a market report customized to a specific property and area with historical comparisons on vacancy, rent and absorption rates will make a final decision possible for the client.

I see exciting benefits to the architectural disciplines in consulting with real estate professionals. This association enables you to help clients make decisions more quickly and confidently from an economic basis. The tools are available to the architectural community to advise and encourage clients who need sophisticated help in all aspects of moving a project forward.

—Dennis Bowman *came to CB Commercial with over twenty years experience in the architecture and design communities.*

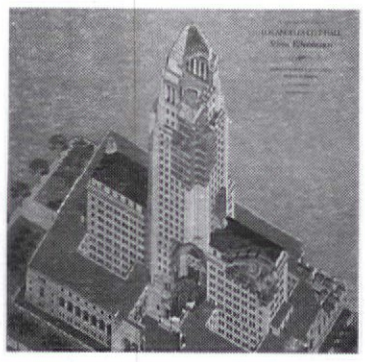
Sound Bite

"Despite superficial and misleading propaganda, Downtown Los Angeles remains the generator of jobs, incomes and revenues for the region. Its crime rate is remarkable lower than many other parts of the City. Within Downtown are many fascinating places and buildings, and a number of districts and people are important to its continuing success. The adopted Strategic Plan, already being implemented through numerous actions, lays out how to interrelate its three main zones, how to provide for continuity and change, how to weave a whole out of parts, how to take catalytic actions,and how to establish physical frameworks. Downtown will develop as a complex cluster of interconnected special districts and neighborhoods. In the future, as now, Downtown will not be able to be summarized in sweeping terms. Instead, it must be understood more intimately as a place of mix, of history and of beginnings, of change, of the challenges and difficulties of late 20th century urbanity."

● **Robert Harris, FAIA Architecture & Urban Design, University of Southern California**

City Hall Renovation

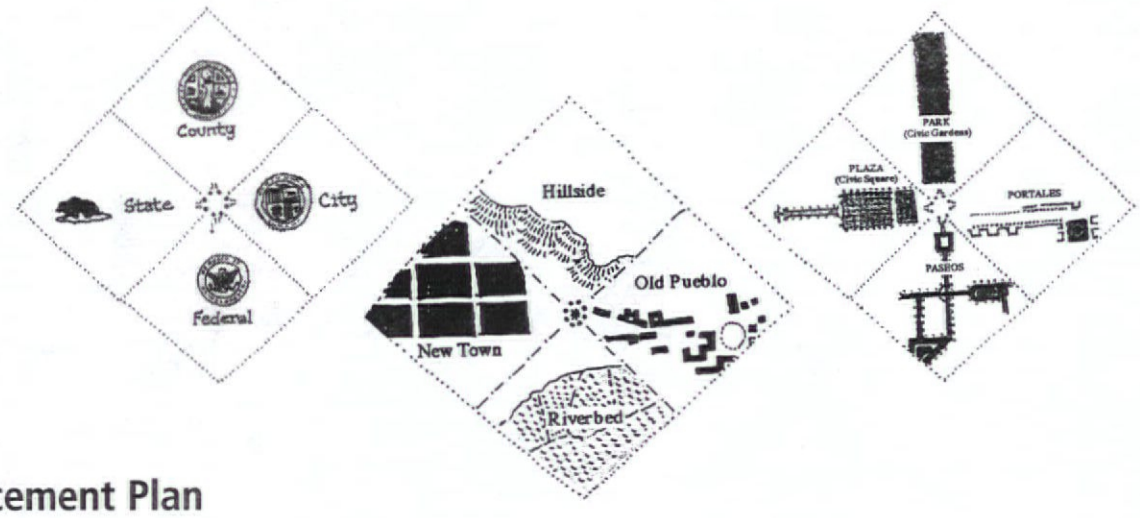
by Diane Kanner



A $273 million plan to seismically retrofit and rehabilitate the 69-year-old Los Angeles City Hall landmark was endorsed by the City Council in October, 1996. The plan includes costs for interim relocation of City Hall's occupants.

According to Carey McLeod, Principal of the Architecture/Engineering Studio at the Albert C. Martin & Assoc., design revisions should be in plan check before summer begins, and RFP's for construction will go out to bid in mid to late summer. By this time next year, the entire building will be vacated.

Preservation compliance is being overseen by Knox Mellon, consultant to the Bureau of Engineering. ●



Los Angeles Civic Center:

Shared Facilities and Enhancement Plan

Executive Summary Issued by Dan Rosenfeld

Civic Center photo: Charles Cordero, AIA

Background

This Los Angeles Civic Center Shared Facilities and Enhancement Plan has been prepared under the direction of the Los Angeles Civic Center Authority with the support of the Central City Association.

The Civic Center is currently the focus of considerable investment activity in Downtown Los Angeles. There are current and proposed projects in the Civic Center area that total approximately three billion dollars.

At the same time there are policies in place which do not discourage government facilities from relocating to areas outside the Civic Center. Continued movement in this direction will ultimately be devastating to the Civic Center and the heart of our City. This Plan includes several components:

- A *Land Use Plan* which addresses current plans and development activity in Downtown Los Angeles and anticipated public and private facility needs.
- A *Shared Facilities Plan* which analyzes existing inventories of facilities and the potential for sharing facilities between levels of government.
- *Streetscape and Development Standards* which can be used to enhance the physical environment of the Civic Center.
- An *Implementation Plan* which identifies a cooperative process among levels of government which can be used to implement this Plan.

The general approach taken in the development of this Plan is to build upon existing opportunities and enhance existing resources within the Civic Center area. This Plan describes how to create a Civic Center that Celebrates the history and the origin of the region, displays the cultural richness of its people, provides a pleasant environment that showcases the region's physical attributes and provides an interesting and dynamic civic core which represents the region. It also describes how to take advantage of existing development forces to improve and enhance the Civic Center.

Implementation of his Plan will provide economic benefits as well as environmental benefits. By sharing facilities, the different levels of government can save money which could be re-invested in the public environment. Public and private employees who work in a pleasant environment will be more productive, thereby increasing efficiency and production. Improved business results in a higher tax base with increased property values. Additionally, increased business activity will create a safer environment which will attract more visitors and tourists to the Civic Center.

By supporting government's investment in transit through the development of a pedestrian-oriented Civic Center, automobile trips will be reduced in the Civic cente area which will help conserve natural resources and improve air quality, resulting in a cleaner and more attractive environment.

Fundamental Concepts of the Plan

Three fundamental concepts provide direction and focus for this Plan and its recommendations.

Shared Facilities

The first concept is that an economic benefit can be realized by sharing facilities among levels of government. Benefits can be derived by sharing some existing facilities but an even greater opportunity exists for sharing facilities in the future. However, sharing future facilities will require coordinated planning, creative thinking and innovative management. The sharing of future facilities also provides an opportunity to plan facility locations so that these facilities support the urban design goals of this Plan.

Mix of Uses

The second concept is that a "civic center" contains more than just government offices and agencies. To be truly a center for all the people, the Civic Center must contain a mix of uses including government, office, retail, cultural and residential; reflect the rich cultural and ethnic diversity of our region; and be a center of activity during business hours, evenings and weekends.

Pedestrian Orientation

The third concept is that the Civic Center is a pedestrian-oriented district which is easy for visitors, workers and residents to use. This means that enhancements within the public realm must be made, including an open space network which links elements within the Civic Center as well as connecting the Civic Center to surrounding districts.

Summary of the Plan

Concentration of Government Facilities

Contrary to a tendency to sprawl or de-centralize, this Plan strongly recommends that government concentrate in the Civic Center in order to create a critical mass to achieve the goals of the Plan, including shared facilities, a more accessible government and an attractive and active public environment.

—Dan Rosenfeld *is Division Manager, Department of General Services, Los Angeles*

Sound Bite

"Our office has recently made a major commitment to downtown by moving our offices to the corner of Wilshire Boulevard and Flower Street. Not only is it the most accessible location in the region, but we also enjoy it as an urban neighborhood. As the CBD emerges from the recession of the past few years, growth will be quite different than in the past. As many corporate headquarters have left downtown, new business formations are possible now, taking advantage of the low rents available here. Government continues to move ahead with recently planned and rehabilitated space, viewing older buildings a an asset for government location. Good examples of this are the Broadway State Office Building and the Civic Center Masterplan currently underway. Finally, housing is key to downtown's revival. My hope is that middle-class families, along with their buying power, can be attracted here. This is related to the quality of schools offered in the downtown and to a serene and peaceful neighborhood environment."

—William H. Fain, Jr., FAIA
Managing Partner,
Johnson Fain & Partners

Below: Rendering of Broadway Office Building courtesy of JFP
Above: Civic Center diagrams courtesy of Shared Facilities Enhancement Plan (Dan Rosenfeld)

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Aidam Bird
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Gordon A. Forrest
David M. Mackler
Ralph Rhoades
Lino A. Rossi
Rhonda G. Sebel
Jeff Shelton
S. Ernest Swickard

Associates
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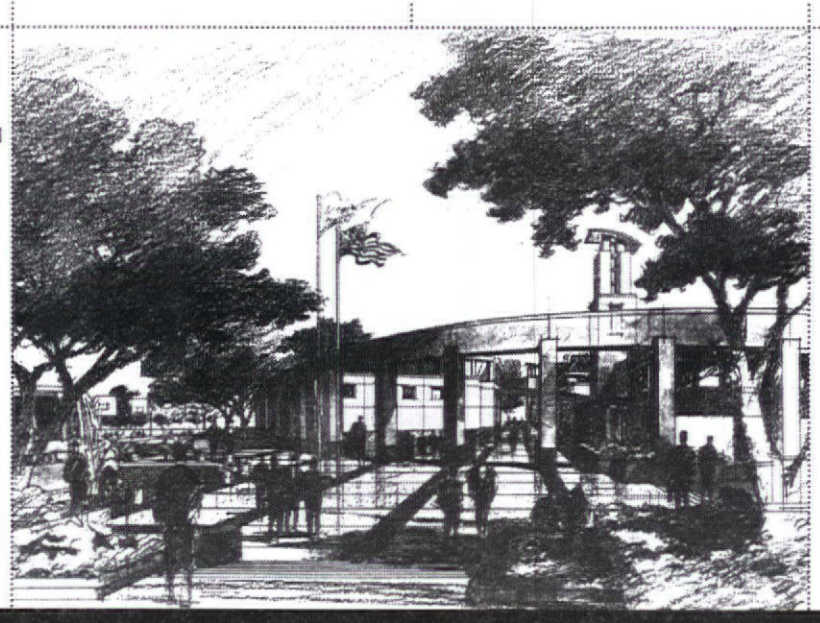
Jonathan W. Dzezner
Chandrashekar Ganti
Roberto A. Guzman
Kyna D. Healy
Daniel Koo
Lieselotte Merk
Michele Saee
Samuel P. Saludo
Yasuhito R. Suzuki

PAL
Calvin Abe
Calvin R. Abe & Associates
Anthony Honore
Driver-Eddy Construction Group
Elayne Jordan
Jordan Collections
Kenneth Larson
Kesign Design Group
Steven Lissik
Knoll
Alan Locke
Ove Arup & Partners
Tony Pashalides
Chrome & "R" Color Lab.
Joel Polachek
Pacific Design Center
Mark Robinson
Modern Living
Susan Shannon
Eco-Expo, Inc.
Sharlene Silverman
Ove Arup & Partners
Zafar K. Sutarwala
BlueLine/On-Line, Inc.
Linda Zazueta
Universal Reprographics

Student
Rania Alomar
Catherine M. Chan
Norton Blake Ching
Lu Dang
Nathalie Douge
Lee Ferris
Emily Fishman
Scott Joyce
Jane H. Kim
David A. Law
Adrian Mendoza
David T. Schniller
Christine Sturgis
Peter Vidal



Artist's rendering of LAUSD's downtown area high school project, "Belmont Learning Center." Located on a 35-acre site fronting Beaudry Ave. and 1st St., the school will incorporate retail businesses, and be home to some 5,300 students. Mc Larand Vasquez and Partners, Inc., Albert C. Martin and Assoc., Architects; Fong & Assoc., Katherine Spitz Assoc., Landscape Architects. Temple / Beaudry Partners, Development Team. Rendering courtesy of Kajima Construction.

letters

Response to criticisms of the AIA/LA Design Awards & NEXT LA programs

As a juror in this year's **NEXT LA** Chapter Awards program, I would like to respond to critical comments published in these pages over the past few months (*L.A. Architect*, Nov/Dec 1996 and March 1997). The more recent letter by Benjamin Clavan Ph.D, AIA, listed 7 points which "need to be taken to re-establish the relevance and importance of the program." His criticisms generally seem to be founded on the fact that multiple awards went to well-known architects in this initial **NEXT LA** awards program.

Mr. Clavan asks that criteria be more explicitly defined for the **NEXT LA** program. As a design competition, the criteria in this and similar design awards programs is that of design—which comprises in itself an open-ended set of issues sufficiently complex for any jury to decipher. As a jury, we agreed at the outset that we were looking for:

- a statement of a design idea,
- an architectural exploration of that idea, and
- clarity and vision in demonstrating the idea in some forward looking approach.

We would have been delighted to review more projects which approached such criteria.

Regarding whether previous winners should be excluded from entering, then in fact the competition becomes a limited condition which should convey a limited recognition. Typically, an AIA Award means that certain projects are premiated against an open field and can compete accordingly. If the **NEXT LA** committee continues to keep the competition open, then all entrants must compete against some very good architects, for we are working in an extremely competitive region. Our jury, upon conclusion of the process, felt that the competition should become even more open: entrants should be encouraged regardless of professional affiliation or credentials—anyone interested in design should be encouraged to participate.

Jury members this year were all architects, although this is not always the case in similar competitions. This year's selection was based on an interesting idea that the built work jury be composed of notable architects from out of town and the **NEXT LA** group be of local architects. This will undoubtedly change from year to year. Whether community or other activists are included is always open to the selection committee's considerations.

I would agree with the criticisms that judges for one program should not be allowed to enter the adjunct program. I also agree that the costs of submission are too high: Los Angeles is one of the costliest regions in the country for awards submissions, which I do not believe is justifiable, particularly in light of attracting a diverse field of entrants.

It is inaccurate to characterize the jury process as an old boy network (Arthur Ford, Letters Nov/Dec 1996.) I simply do not qualify as an old boy within or beyond the Santa Monica Boys' Club and am not familiar with what is in progress in offices outside of our own. Jon Jerde, my fellow juror on the **NEXT LA** program, is self-admittedly working outside the traditional realm of architecture and so is removed from architectural name recognition in general. The projects are anonymous until final awards have been determined, and few of the projects were familiar to any of the jurors. I fully share the general disappointment that not enough new faces were premiated. One must, however, recognize as I did during the process, that well known firms in LA often do very good work—which is why they win prizes even in anonymous competitions.

Finally, I applaud the LA/AIA for beginning a **NEXT LA** program for unbuilt work which is juried separate but equal to the built work program. The goal of the program is very close in spirit to those who are most critiquing it: to promote and encourage work that has not yet withstood the conditions of construction. This program will hopefully develop over time to open up the field to other designers, other disciplines, and other approaches.

Sincerely,

Sarah Graham,
Angélil/Graham Architecture, AIA; Adjunct Professor USC

Letter from the Editor

In recent months, *LA Architect* has been undergoing some changes–inconsistencies perhaps. I'd like offer an explanation.

Since the end of 1996, *LA Architect* has been actively soliciting a partner to serve as publisher and relieve the Chapter and volunteer Editorial Board of the advertising, production and financial load. Though we had hoped to have a publishing entity on board by now, it appears that we are realistically looking towards the Fall as the date any noticeable changes to *LA Architect* will take place. Therefore, the next few months, just as the previous few have been, will be a transition period. During this time, we will publish three bi-monthly issues: April/May, June/July, and August/September. We anticipate that in October, as a result of our new partnership, we will return to our monthly publishing schedule with an improved appearance, reliable schedule, and increased space for substantive editorials, cogent criticisms, and crisper graphics.

In the meantime, we may be leaner (and less consistent) than we would like. This leanness means that some articles, news items, Committee News, etc., will fall to the editing floor—again, more often than we would like. This is not something the Board enjoys, in fact, it is probably the most excruciating part of what we do. Never-the-less, we are still actively soliciting editorial content, and welcome and encourage your comments.

The year 1996 marked the 20th anniversary of *LA Architect*'s existence. During our twenty years, many architecture and design journals have come and gone. Consistent coverage of architectural issues, particularly those focusing on Southern California, has been the mission of *LA Architect*. The Editorial Board has always believed that Los Angeles is the gateway of innovative architecture and design. We are preparing *LA Architect* to reflect the diversity of projects, thought, practices and practitioners that makeup our community. In short, we are working towards becoming the architecture and design forum we'd all like to see. Your input during this transition is crucial in helping us to determine how we can best serve our readership and Chapter members in the years to come.

We respectfully ask for your patience and support during this transition period.

Sincerely,

Rochelle Dynes Mills,
Editor in Chief, (310) 785-1813

Opportunities

● Approximately 150 Chinese delegates from public and private sectors in the real estate and building industries are coming to Los Angeles in search of partners, resources, services and products in our deign and development community. Interested professionals are invited to meet with them at the *97 Environmental Design Development and Management Conference*, May 9 – 11. For information please call (818) 574-8490 or (213) 977-1785.

● Alfred M. Kemper, AIA Emeritus, is compiling information to include in his upcoming book, *Alternative Architecture: American Pioneers of Energy Conscious Designs*. This will be a comprehensive sourcebook for information in and outside of the profession regarding energy conscious design as well as a tribute to architects who practice their ideas by example. Contact the author, Alfred M. Kemper, AIA Emeritus at (909) 920-9753 or fax to (909) 920-9292.

● A Seattle writer is looking for functional, highly imaginative, architecturally interesting, well crafted, and outrageous doghouses for inclusion in his forthcoming book, tentatively titled "*Barkitecture*" (Abbeville Press). Send (non-returnable) snapshots or slides along with a brief description to:
Fred Albert, P.O. Box 454, Vashon, WA 98070.

Who's Doing It

UCLA Extension has established the **Howard Hirsch Scholarship in Interior and Environmental Design** in memory of Howard Hirsch, founder of Hirsch Bedner Associates…**The Architectural Guild** of the **USC School of Architecture** presented its 1997 Parkinson Spirit of Urbanism Award to **The Ratkovich Company** in recognition of their dedication to historic preservation and quality of urban life in Los Angeles… Acknowledging the film industry's demand for well trained digital animation and special effects artists, **Woodbury University** adds Animation Arts to its curriculum in Fall 1997…**Gensler** has been selected by **Santa Monica College** to prepare a comprehensive master plan for its campus… **Carey McLeod** and **Ken Lewis** have been named principals at the Los Angeles based **Albert C. Martin & Assoc**…**RTKL Associates, Inc.** has completed master planning and architectural design for a new 3 million+ mixed-use project in Jakarta, Indonesia… **Marcelo Ruben Igonda, AIA** joins **MCG Architects** as Director of Design… Pickard Construction has begun construction on a centralized emergency power addition to the Robert Diemer water filtration plant in Yorba Linda. ●

Oops!

We inadvertently omitted these photo credits in the March 1997 issue: **Tom Bonner** (Gameshow Network, cover image, and Schulman Residence, pg. 1) and **Erhard Pfeiffer** (Paul Cummins Library, also pg. 1).

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L.A. Architect

Fourth World Congress on Art Deco to Meet in Los Angeles

by Dianne Bates

With headquarters at the Biltmore Hotel and an opening night bash at the Argyle Hotel on Sunset Boulevard, The Art Deco Society appropriately welcomes the Fourth World Congress on Art Deco to Los Angeles, May 21 through 26. While, sadly, many of the classic so-called Art Deco buildings of Los Angeles have been destroyed, attendees at the Congress will be treated to tours of some of the city's most exquisitely preserved examples of the form: the 1928 Oviatt Building, Frank Lloyd Wright's Hollyhock House, Bullock's Wilshire, and the Wiltern Theatre.

In keeping with this year's theme, "L.A, Art Deco and the Movies," a screening of *Cecil B. DeMille's 1930* over-the-top Art Deco classic, "Madame Satan," will be held at the opulent Orpheum Theatre on Friday, May 23. The theme is aptly chosen, for the use of the many Art Deco buildings of the period as backdrops for movies starring Harold Lloyd and Buster Keaton helped disseminate the new modern look of architecture to the rest of the country (and world) and established Los Angeles as a more cosmopolitan city. "Topper," "Dinner at Eight," and "Top Hat" are only a few of the films in which Art Deco set design was extravagantly featured.

Art Deco and the movies were a perfect fit. A symbiotic relationship was forged early in the inter-war years between modern architecture and a new medium hungry for visuals. Think Buck Rodgers. Think Busby Berkeley's "Gold Diggers of 1933."

Historians generally attribute the first Art Deco appearances to the work of French architect Robert Mallet-Stevens whose cubistic apartments appeared in Paris the year after the 1925 Exposition International des Arts Decoratifs et Industriels Modernes, which gave the genre its name. In America, the form was best used in skyscrapers. After World War I, new developments in building materials such as concrete and stainless steel made it possible to create buildings faster and cheaper.

Young architect John Parkinson had attended the Paris Exposition and returned to Los Angeles to design the spectacular Bullock's Wilshire Building. Positioning the main entrance to the rear of the building adjacent to a parking lot gave a nod to another Southern California obsession—the automobile. Between 1925 and 1945 Art Deco was a creative statement pervasive in art, fashion, automobiles, movies, and architecture—a statement whose echoes are heard in all design fields even today.

The Fourth World Congress on Art Deco will feature lectures by 22 authorities from around the world. Brown University's Dietrich Neumann will speak on film architecture. Also, to provide context and continuity to the Congress, tours to L.A. Victoriana and Arts and Crafts buildings will be offered before and after the main session.

Mitzi March Mogul, President of the Art Deco Society of Los Angeles is unabashedly excited about the upcoming Congress and the role Los Angeles played in spreading the Art Deco message to the rest of the world.

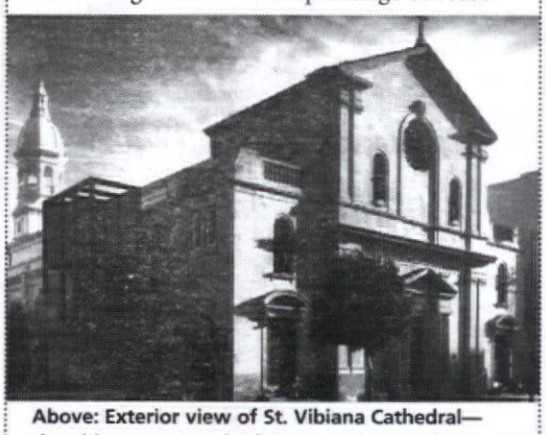
"Art Deco made this town," she says. And Art Deco buildings are still used in recent films like "Bugsy," "Who Framed Roger Rabbit?," "Devil In A Blue Dress," and "Independence Day" reminding filmgoers all over the world that Los Angeles is a place to find many fine examples of a grand, lost architectural fling.

Tickets for the Fourth World Congress on Art Deco, are $375. Mail registration to : Art Deco Society, P.O. Box 972, Hollywood, CA 90078 or fax to (310) 659-3326.

—Dianne Bates *is a staff member at the AIA/LA Chapter office. She has written professionally for the Baltimore Sun among other dailies.*

Visions of St. Vibiana: A Cathedral Reborn

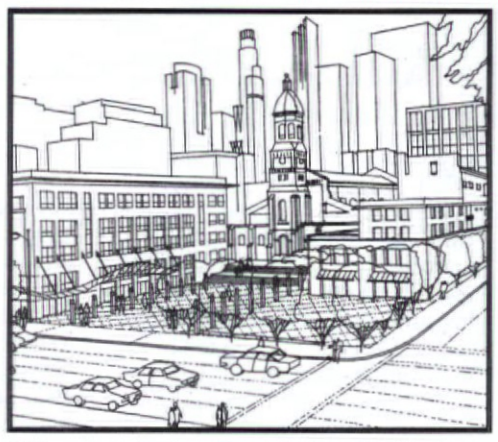
In January, the Los Angeles Conservancy, with the cooperation of the Archdiocese of Los Angeles, commissioned the USC School of Architecture to direct a panel of 16 architecture, preservation, planning and economic consulting firms to develop a range of reuse



Above: Exterior view of St. Vibiana Cathedral—the oldest structure in downtown Los Angeles. Photo courtesy of Julius Shulman.

strategies for the 120 year-old cathedral. An exhibition, presented by the Historic Preservation Program of the USC School of Architecture, featured schematic drawings of nine architectural designs to reuse the 19th-century Cathedral of St. Vibiana, as well as historic drawings of the cathedral from the archives of the Archdiocese.

The architectural teams produced a wide variety of reuse options ranging from modest, incremental development suggested by the "The Latino Cultural Center" (Moule and Polyzoides) to the ambitious "Japan Trade Mission and Electronics Mall" (Janek Bielski.) Other schemes included "Faith Center of Los Angeles" (Johnson, Favaro Architects); "Performance Center and Music School" (Barton Myers & Associates, Inc.); "US Government Immigration and naturalization Services Facility" (Daly Genik, Architects); "Vibiana Hotel and Conference Center" (Moore Ruble Yudell); "The Cathedral Hotel" Aleks Istanbullu John Kaliski; "A Large Hotel" (Trautmann and Lin, Architects), and "Senior Housing and Social Services Center" (Roger Sherman Architect.) It is estimated the cost to provide new electrical and mechanical sys-



Vibiana Hotel and Conference Center by Moore Ruble Yudell. One of many schemes that developed out of the St. Vibiana Reuse Study.

tems, seismic work, overall renovation is between $5 and $6 million.

Other firms participating in the study included: Adamson Associates; Robert S. Harris, FAIA; Kotin Mouchly Group; Michael Krakower; Landmark Partners; The McGregor Company, and Martin Weil Architect. Jeffrey M. Chusid, AIA, head of USC's Historic Preservation Program, is Project Director for the Vibiana Reuse Study.

The Cathedral of St. Vibiana sits at the nexus of the downtown historic core, the wholesale district, Little Tokyo and the civic center. Nationally recognized for its significance, the cathedral has been designated a Los Angeles Cultural Monument.

Five Finalists Considered for SCI-Arc Director

Michael Rotondi, FAIA, will voluntarily conclude his 10-year term as Director of the Southern California Institute of Architecture (SCI-Arc) this summer. In the meantime, SCI-Arc has conducted an international search for his potential successors. Earlier this month, five finalists were named:

- Neil M. Denari, Principal, Cor-Tex Architecture, Los Angeles, CA
- Sheila Kennedy, Principal, Kennedy & Violich Architecture, Boston, MA
- Robert Mangurian and Mary-Ann Ray, Principals, Studio Works, Los Angeles, CA
- Samuel Mockbee, Partner, Mockbee/Coker Architects, Canton, MS/Memphis, TN
- Lebbeus Woods, Architect, New York, NY

SCI-Arc was founded 25 years ago as a school dedicated to exploring architecture as a fusion of aesthetic, social and cultural concerns. Rotondi, a founding student, "SCI-Arc is a place that attracts very curious, inspired, forward thinking people from a variety of fields, all of whom are interested in using architecture as a medium of exploration and social investigation. As the school continues to grow and develop, we want to bring in diverse viewpoints."

A final announcement is expected in May. ●

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